

Requirements under the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021

Information to be submitted with a local place plan

5 – 1 (d) (i)

We used the published land use planning map from Local Plan 2 to consider future development in and around Ardminish village; islander preference for possible expansion of the built up area of Ardminish; and retention of certain existing greenspace within the LP2 development zone. There were clear majorities from islanders in the consultation response against development of any land to the east between the main island road, and Ardminish Bay in the areas identified as Areas A, B and C in the LPP, plus the form of potential future development.

We also asked islanders whether the removal of permitted development rights as signified in existing planning consents under Local Plan 2 should be retained. The survey result did not show an dominant preference.

The islander priority of redevelopment of the now semi-derelict land site also needs to be seen within the context of Local Plan2, as does the clear islander preference for PVs. on this site, and which already has good grid connections.

There was also a very strong preference for no further open cage fish farm sites, despite this contradicting Local Plan 2, so current A&BC policy, plus the national policy. This result is expressed within the LPP, as related to this issue.

5 – 1 (d) (ii)

See LPP Part 1 pages 4-6

5 – 1 (e)

Many individual recommendations in the LPP supersede LDP2, and are considerably more detailed., requiring explicit attention by A&BC in updating LDP2 with reference to the content of LDP3.

These include the zoning and land use planning issues around Ardminish village p30-32; aquaculture and fish farming p33-34; renewables land use at P35; second home and holiday accommodation issues p36-38; general infrastructure p39-46.

We are fully aware that A&BC are producing LDP3 as the working life of the island Local Plan is ten years, and this period for LDP2 was 2014-24.

Our recommendations are more referenced to National Planning Framework 4.

5 – 1 (f) (i) and (ii)

The LPP between pages 28 and 48 outlines in detail the results of our islander survey, including all responses. We have sought to fully represent the range of islander opinion for all matters on which we consulted, and these are all presented, without the Council stating a preference unless there was significant majority opinion expressed by respondents. Our 54% return rate means collated opinions are statistically significant at the 95% confidence level, with a maximum margin of error of 11%.